

Application Number: F/YR14/0668/F

Minor

Parish/Ward: Wisbech St Mary

Date Received: 18<sup>th</sup> August 2014

Expiry Date: 13<sup>th</sup> October 2014

Applicant: Mrs L J Crockford

Agent: Mr D Broker, David Broker Design Services

**Proposal: Variation of Condition 8 of planning permission F/YR14/0272/F (Erection of a single-storey 3-bed dwelling with attached garage) to enable amendments to the approved plans (amendment to materials and alter the position of the dwelling.)**

**Location: Land South of Westbury, Gull Road, Guyhirn**

**Site Area: 0.09 hectares**

**Reason before Committee: This application is before committee as an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks to amend condition 8 of planning permission F/YR14/0272/F which lists the approved plans, in order to amend the siting of the proposed dwelling and change the proposed materials. The principle of development has been established on this site through the extant permission granted earlier this year.

The key issues to consider are:

- Site History
- Visual and residential amenity

The proposal relates to an existing residential plot which originally formed side residential garden land to the existing bungalow, Westbury. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

## 2. HISTORY

Of relevance to this proposal is:

- |     |                    |   |   |
|-----|--------------------|---|---|
| 2.1 | F/YR14/0272/F      | Erection of a single-storey 3-bed dwelling with attached garage.      | Granted 29 <sup>th</sup> May 2014 – Committee Decision. |
| 2.2 | F/YR13/0678/EXTIME | Erection of a dwelling (renewal of planning permission F/YR10/0798/O) | Granted 28 <sup>th</sup> October 2013 – Delegated.      |
| 2.3 | F/YR12/0730/O      | Erection of 3 x 2-storey dwellings                                    | Refused 18 <sup>th</sup>                                |

	involving demolition of existing dwelling and garage.	December 2012 – Committee Decision.
2.4 F/YR10/0798/O	Erection of a dwelling	Granted 17 <sup>th</sup> December 2010 – Committee Decision

---

### 3. **PLANNING POLICIES**

#### 3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

#### 3.3 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development

LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

LP12: Rural Areas Development Policy

LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.

LP16: Delivering and Protecting High Quality Environments across the District.

### 4. **CONSULTATIONS**

#### 4.1 ***Parish Council***

No response received at the time of writing this report.

#### 4.2 ***CCC Highways***

No highway objections. Please attach conditions from permission F/YR14/0272/F to any consent granted.

#### 4.3 ***Environment Agency***

No further comments to make.

#### 4.4 ***FDC Environmental Health***

No objections as the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. Other existing conditions, i.e. unsuspected contamination, should be retained.

#### 4.5 ***North Level IDB***

No response received at the time of writing this report.

#### 4.6 ***Local Residents:***

None received.

## 5. **SITE DESCRIPTION**

- 5.1 The site currently forms a building plot which was formerly garden land to a single bungalow and garage. The site has an extant planning permission granted in May 2014. The area is characterised by a mix of dwelling scales and designs, and the adjacent dwellings either side of the site are bungalows.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Site History
  - Visual and residential amenity

### Site History

This site has had a history of planning permission for residential development on this site. In 2010 outline permission was given for a dwelling on this site under reference F/YR10/0798/O, with this then being extended in 2013 under planning reference F/YR13/0678/EXTIME.

More recently, in May of this year permission was granted for a single-storey 3-bed bungalow under planning reference F/YR14/0272/F. During the application process for this earlier application the plans were amended to move the dwelling 1 metre to the north due to an Anglian Water sewer running across the south of the site.

This current application seeks to re-site the dwelling back to its originally proposed location within the site as Anglian Water have advised the Agent that they have no objections to the dwelling being sited as originally proposed.

### Visual and residential amenity

This application will see the dwelling re-sited by 1 metre to the South. This will result in the dwelling being approximately 3.6 metres from the southern boundary at its closest point, rather than 4.6 metres as approved, and 2.5 metres approximately from the northern boundary, instead of the 1.5 metres previously approved. This relocation raises no concerns in terms of impacts on residential amenity for the adjoining neighbours or the visual impact on the street scene. It is considered that ample distance still remains between the proposed dwelling and the dwelling to the south.

In addition this application seeks to amend the approved brick type. The original approved brick type was Hanson Village Sun Glow and the brick type is now proposed to be Hanson Oakthorpe Red Multi Stock. No concerns are raised with the amendment to the brick type. There are a mix of different materials in the surrounding area and therefore there will be no adverse impact on the street scene and the visual character of the area.

## 7. **CONCLUSION**

- 7.1 It is considered that the changes proposed, namely the relocation of the dwelling within the site and a change in brick type, are acceptable and would have no adverse impact upon the surrounding area or neighbouring residential amenity compared to the previous scheme approved in May 2014. The proposal has been assessed in accordance with the relevant National and

Local planning policies and found to comply with the provisions of these policies. As such the proposal is recommended for approval with the conditions as previously attached to the earlier permission.

## **8. RECOMMENDATION**

### **GRANT**

- 1. The development shall be begun before 29th May 2017.**

**Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.**

- 3. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.**

**Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.**

- 4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment for residential development at Gull Road Guyhirn, by Geoff Beel. Ref: GCB/Broker, dated March 2014 and the following mitigation measures detailed within the FRA:**

- 1. Flood resilient and resistant construction will be utilised throughout the development**
- 2. Safe refuge is available in the roof space of the bungalow with roof light.**
- 3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as detailed in section 9.4**

**4. The owners of the property will sign on to the Environment Agency's Floodline Warnings Direct Service 5. Finished floor levels will be set no lower than 2.70mAOD.**

**The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.**

**Reason: To reduce the risk of flooding to the proposed development and future occupants.**

- 5. Prior to the first occupation of the development the proposed on-site parking areas shall be laid out, levelled, surfaced and drained in accordance with a detailed scheme to be submitted to the approved by the Local Planning Authority.**

**Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.**

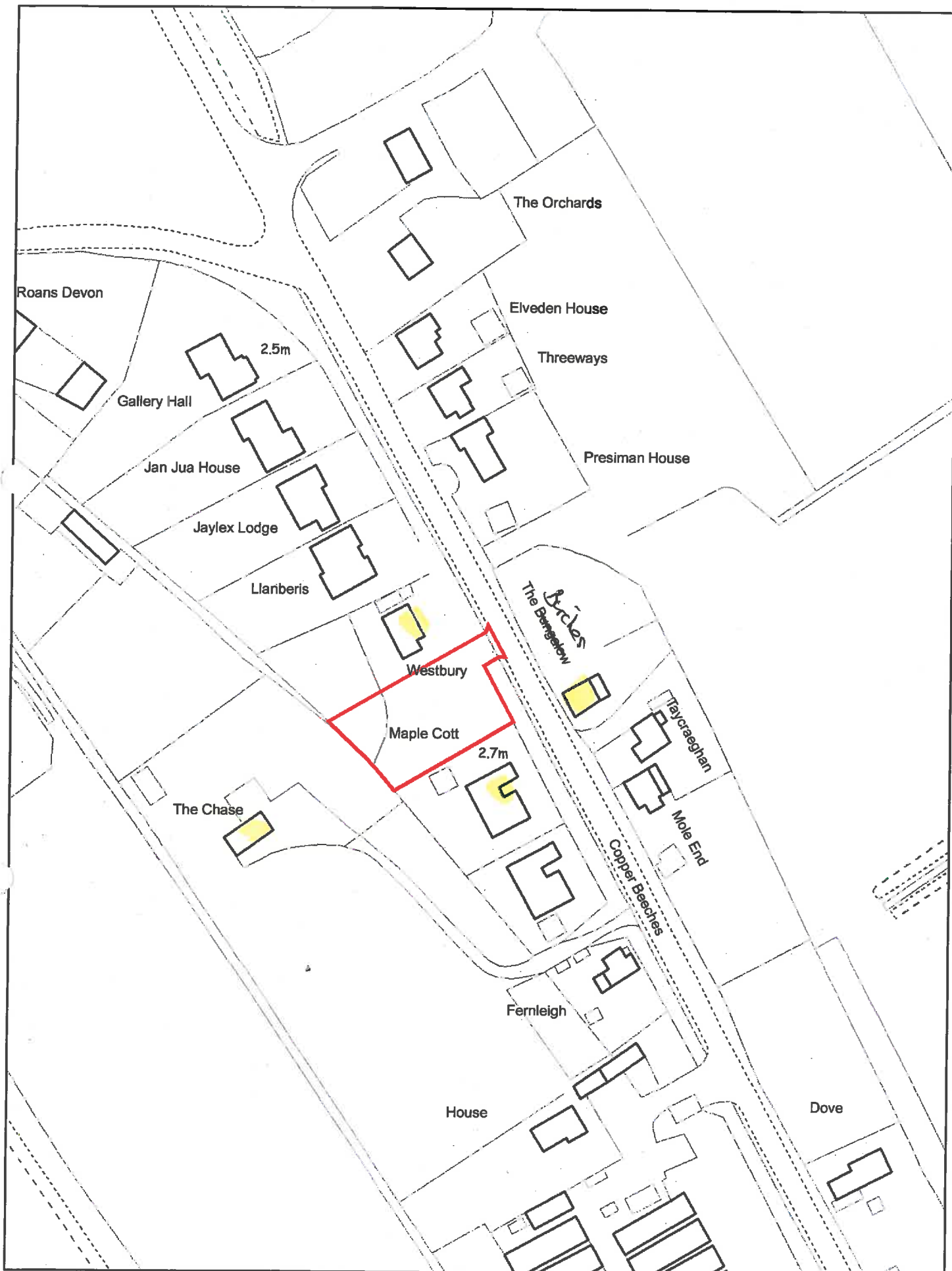
- 6. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**

**Reason: In the interests of highway safety and to ensure satisfactory access into the site.**

- 7. Adequate temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with detail to be submitted to and approved in writing by the LPA.**

**Reason: In the interests of highway safety.**

- 8. Approved Plans**



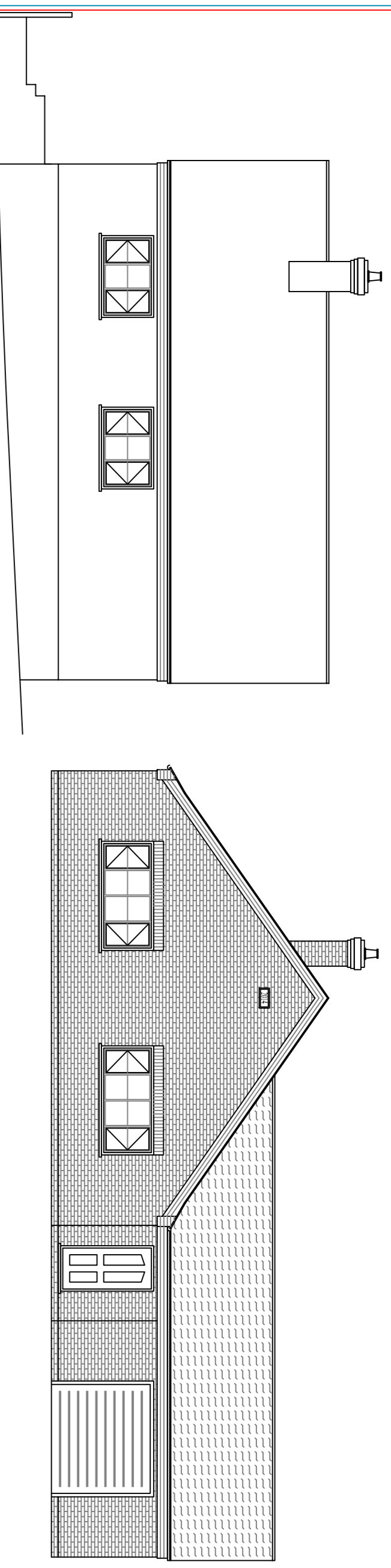
Created on: 20/08/2014

F/YR14/0668/F  
 Scale = 1:1,250

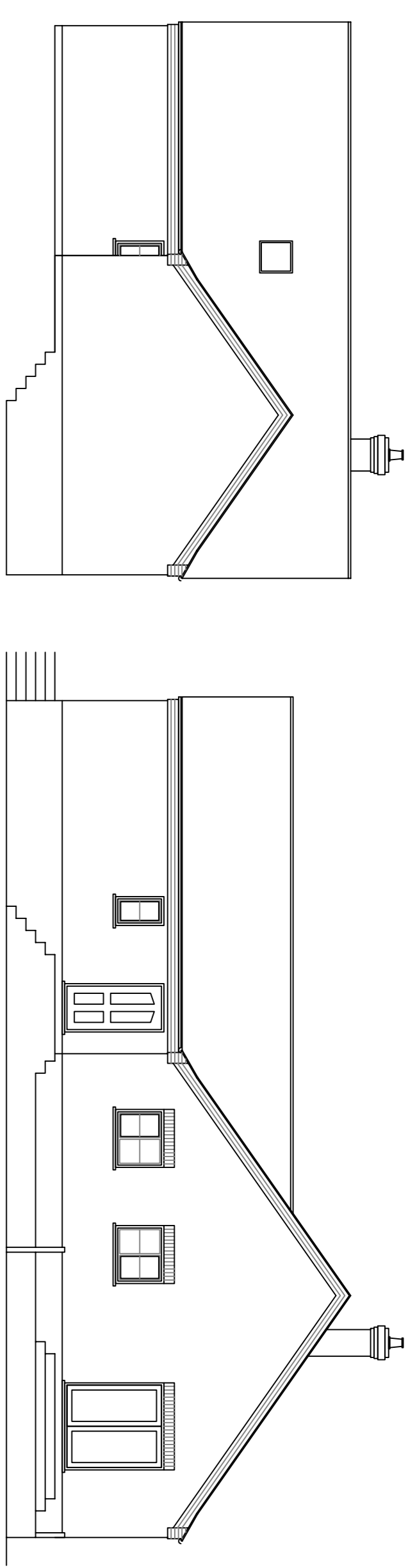


© Crown Copyright and database  
 rights 2014 Ordnance Survey 10023778





PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100

**MATERIALS**

- CLADDING: BRICKS - HANSON OAKTERRA RED MULTI STOCK
- ROOF TILES - MARLEY MENDIP POLYBLE PAN/TILES GREY
- WINDOWS AND DOORS - WHITE UPVC
- RAINWATER GOODS - BLACK PVC

**LANDSCAPING**

Main Tree species	Planting
1 Red May	1
1 Silver Birch	1
1 Autumn Glory	1
1 Cistus	1
1 Clematis	1
1 Cornus	1
1 Prunella	1
1 Spirea	1
1 Yellow Beech	1

Shrub beds:

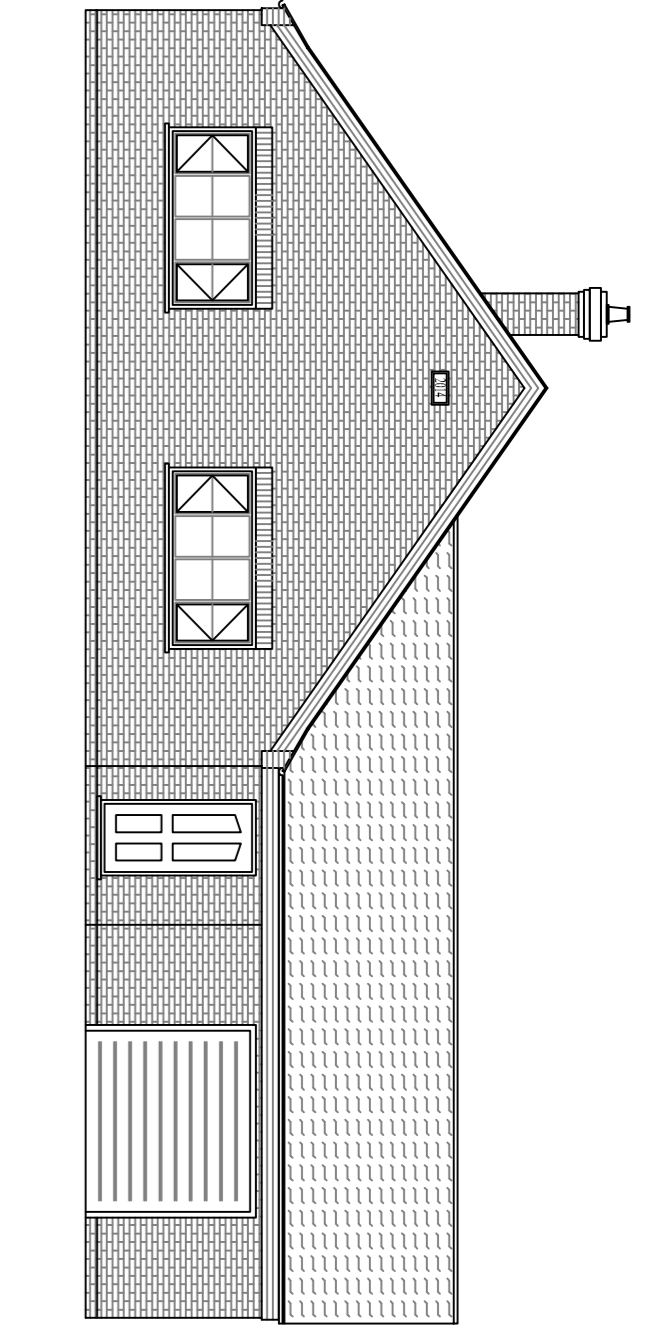
- 1 Cornus
- 1 Berberis
- 1 Autumn Glory
- 1 Cistus
- 1 Clematis
- 1 Prunella
- 1 Spirea
- 1 Yellow Beech

Bedside plantings prepared and fertilised. Shrubs planted in rows 600mm apart staggered with road control membrane and covered with treated bark.

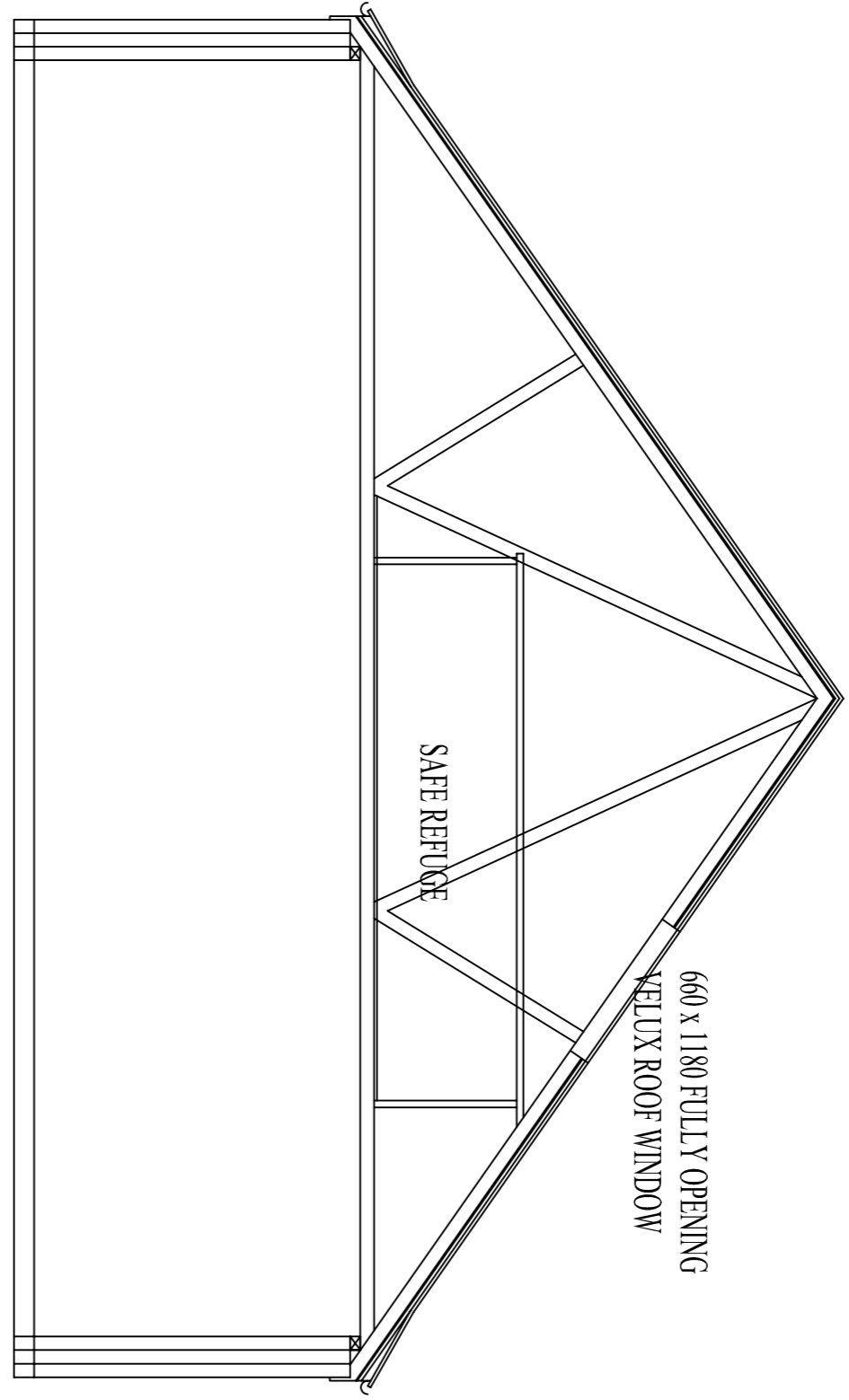
All species planted in combination. Ground to be broken in depth with a chisel plough or similar and bed prepared and fertilised before planting.

All trees to be planted in the first appropriate season following the occupation of the Dwellings and thereafter maintained.

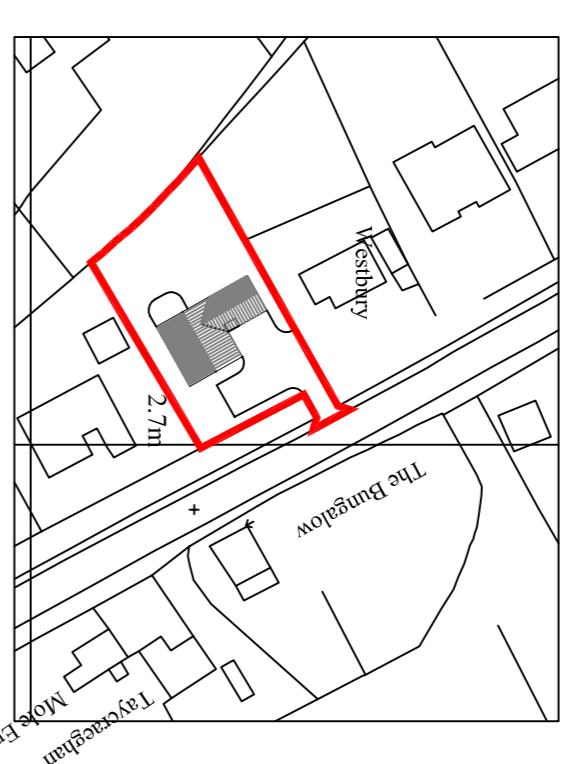
Any cesspits or soak pits to be replaced at the appropriate time.



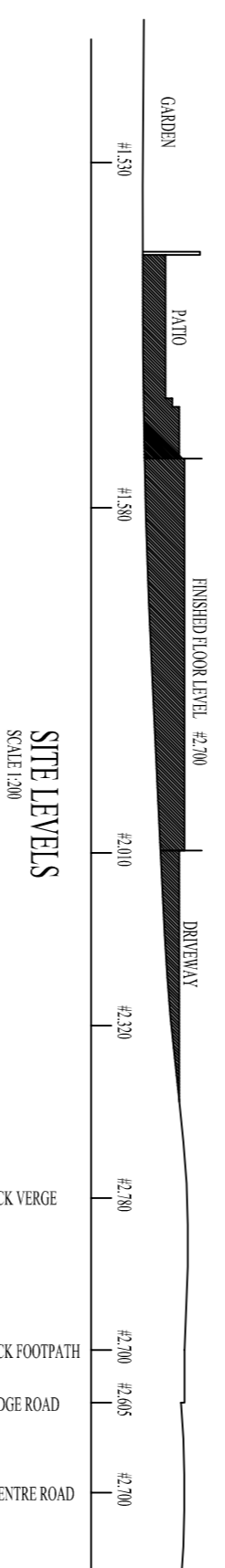
PROPOSED FRONT ELEVATION  
SCALE 1:100



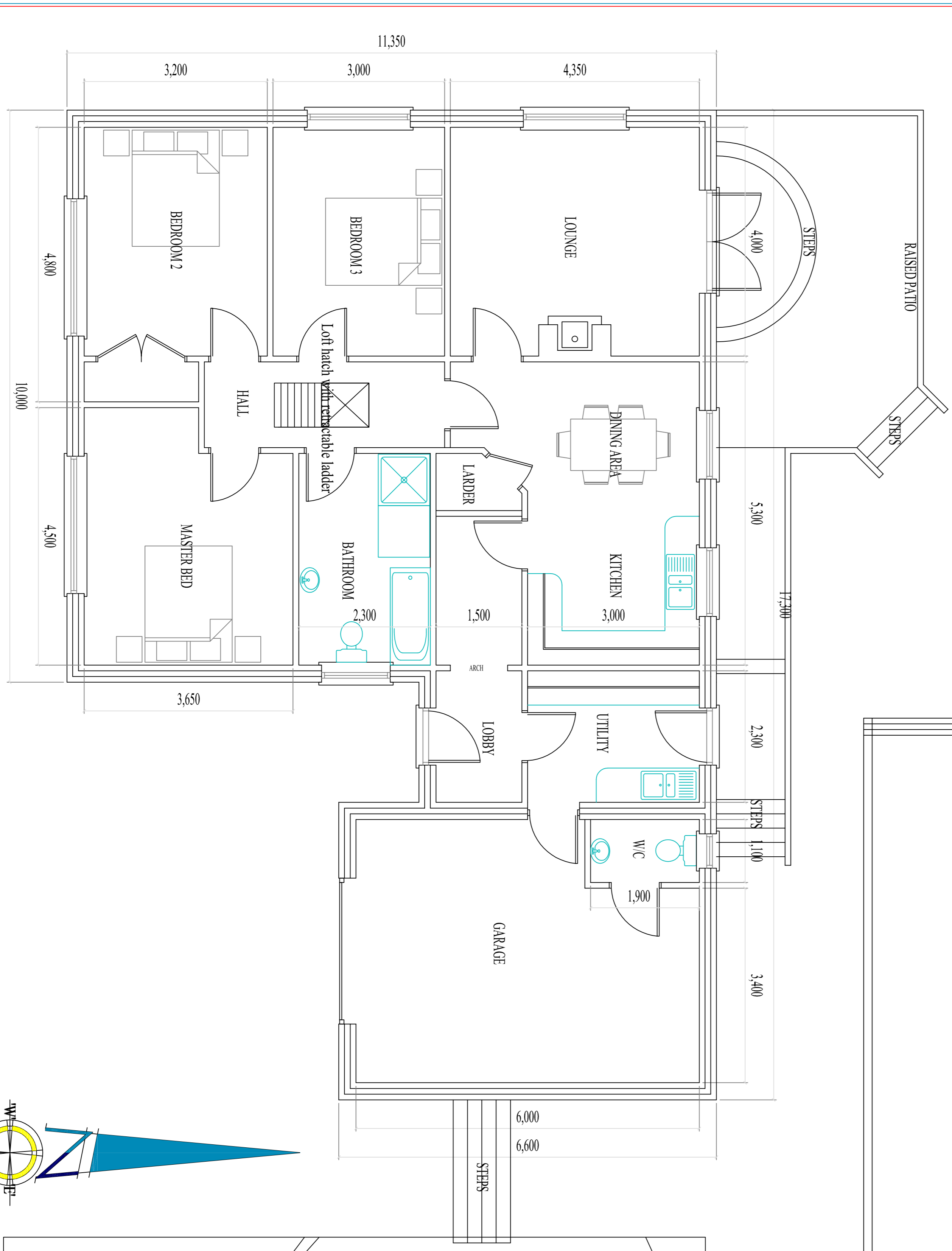
PROPOSED SIDE ELEVATION  
SCALE 1:100



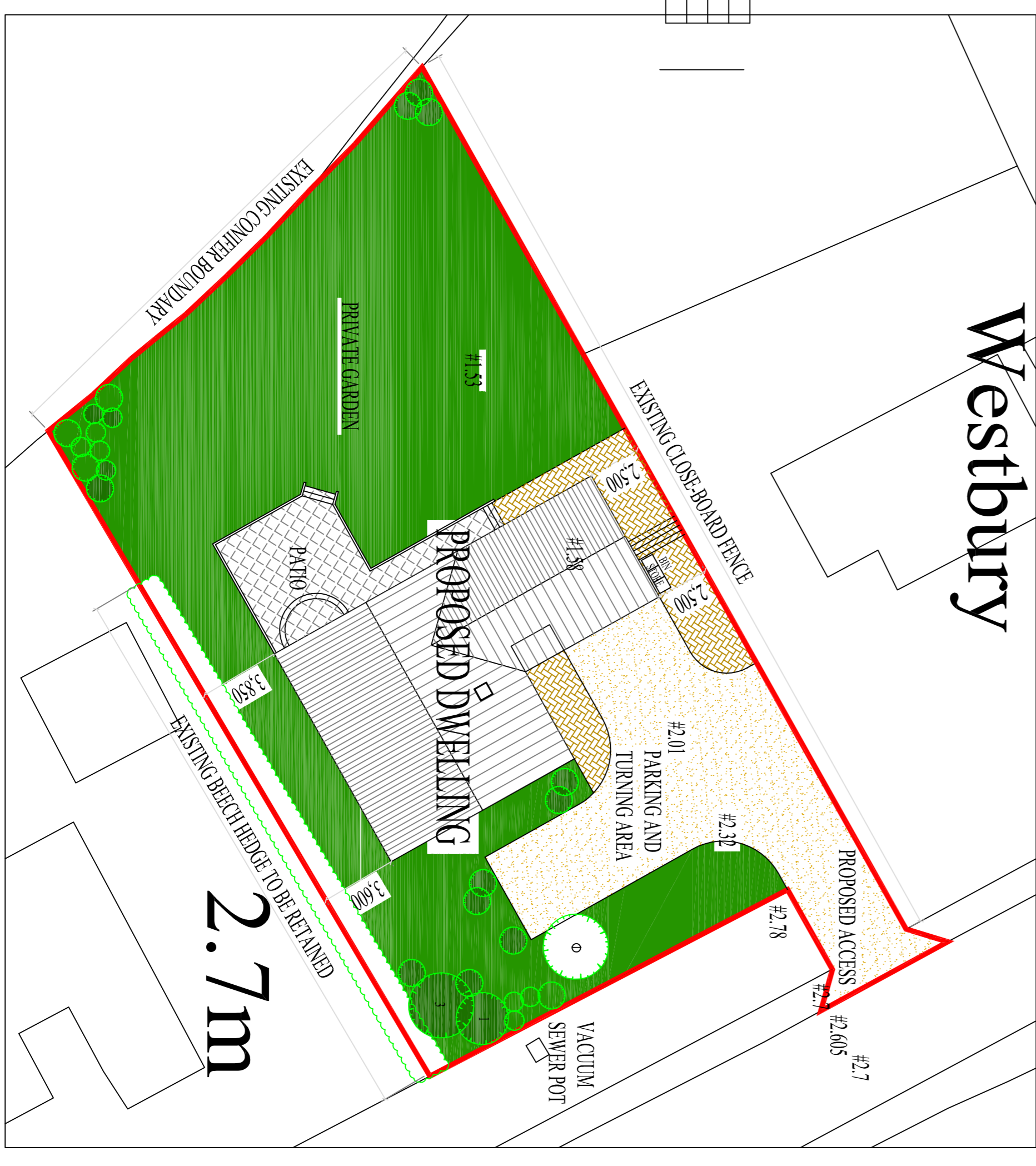
LOCATION PLAN  
SCALE 1:1250



SITE LEVELS  
SCALE 1:100



PROPOSED FLOOR PLAN  
SCALE 1:50



BLOCK PLAN  
SCALE 1:200

**DAVID BROOKER DISIGN SERVICES ARCHITECTURAL TECHNICIANS**  
 10 CONCEPT 2000 DANBROOKE BUSINESS STATION ROAD  
 WIMBORNE DT99 4AA WIMBORNE DT99 4AA  
 DESIGN AND DEVELOPMENT LID WIMBORNE DT99 4AA  
 ESTABLISHED 1975 Tel: 01542 822000 Fax: 01542 822000  
[Email: david.broker@disignservices.com](mailto:david.broker@disignservices.com)

**DBDS** Building for Connection or Restoration  
 Heritage Award 2010  
 Heritage Award for Restoration 2010  
 Heritage Award for Restoration 2010  
 Design and Construction Award 2010

**LABC** Winner: New Small Scale 2011  
 housing development  
 Highly commended  
 Commercial category building  
 Redevelopment City Council  
 Design and Construction Award 2010

**Building Excellence in England**  
 Heritage Award for Build 2009

**Awards**  
 Building Excellence in England  
 Heritage Award for Build 2009

**Client** MR N. CHOCKFORD  
**Drawing No.** 1719 - COMBINATION PLAN, PLANS/ELEVATIONS/SITE & LOCATION  
**Project** PROPOSED 3-BED BUNGALOW WITH ATTACHED GARAGE  
**Site** BUILDING PLOT SOUTH OF WESTBURY GOVERN

**Drawn** PEJ:HER **Checkd.** A. Sittan  
**Print Scale:** 1:50 @ A1 **Date:** JAN 2014 **Revision No.:** -

**DISIGN SERVICES FROM THIS DRAWING:** All dimensions in this drawing are in millimetres unless otherwise stated. Dimensions in metres are rounded to the nearest millimetre. The drawings are intended to be used for the construction of the project and are not to be used for any other purpose. The drawings are the property of Disign Services and are not to be reproduced without written permission.